



33 POPLAR ROAD

CLEHONGER, HEREFORD HR2 9SW

£345,000
FREEHOLD

Peacefully situated in this popular village location, a deceptively spacious 2/3 bedroom detached property offering ideal family/retirement accommodation. The property, which is offered FOR SALE with no onward chain, has the added benefit of solar panels, gas central heating, double glazing, large gardens, off-road parking for 3 plus cars and we strongly recommend an internal inspection.



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- Popular village location
- Detached dormer bungalow
- Two/three bedrooms
- No onward chain
- Solar panels
- Requires modernisation
- Potential for extending (subject to planning)
- Off-road parking for 3 plus cars
- Large gardens
- Viewing advised



Ground Floor

With canopy entrance porch and upvc door leading into the

Entrance Hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up with useful under stair storage space and doors leading into

Spacious Lounge/Dining Room

A spacious lounge/diner with dual aspect double glazed window to the front and double glazed sliding doors to the rear, fitted carpet, two ceiling light points, two radiators, open fireplace with tiled hearth and brick surround and door out to the conservatory.

Ground Floor Bedroom/Reception Room

A flexible space which could be utilised as a formal dining room/ additional reception room or used as a ground floor bedroom comprising fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Kitchen/Breakfast Room

Comprising fitted wall and base cabinets, work surface space over with tiled splash backs, double sink unit, four ring electric hob and electric oven, under counter space for dishwasher, freestanding space for a fridge/freezer, useful cupboard housing the gas central heating boiler, radiator, ample space for a dining table, a large double glazed window to the rear garden, door back into the lounge/dining room and door leading through to the

Utility Room

With space and plumbing for a washing machine with additional space and power points for tumble dryer and further appliances, double glazed window to the side, door to the rear garden, radiator and doors into the garage and downstairs w/c.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, double glazed window and ceiling light point.

Single Garage

With light, power, double glazed window to the side aspect and electric roller door to the front.

Conservatory

With vinyl floor, two ceiling light points, power points, double glazed windows and door out to the rear.

First Floor Landing

With fitted carpet, ceiling light point, double glazed window, useful storage cupboard with shelving and a small door to a loft under the eaves and ceiling hatch to the top loft.

Bedroom One

A spacious double bedroom with a large double glazed window to the front aspect, radiator, ceiling light point, built in storage cupboard with ample space for further wardrobes.

Bedroom Two

Another spacious double with fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and built in wardrobe cupboard.

Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin, radiator, double glazed window and flooring.

Outside

To the front, the property is approached over a tarmac driveway providing off road parking and access to the single garage. There is an open pathway leading to the rear. To the front there is an additional concrete driveway providing space for an extra vehicle, a good sized area of lawn enclosed by hedging with further access to the rear garden.

To the rear there is a large area of lawn enclosed by hedging with useful wooden storage shed.

Agent Notes

1. The property has the added advantage of a recently replaced roof, with the flat roof also having been renewed last year.
2. To the front aspect there are the addition of eight owned solar panels.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, following the signpost for Clehonger. On entering Clehonger, turn left signposted to Kingstone and then take the 2nd left into Poplar Road and the property is situated a few hundred yards up on the left hand side as indicated by the Agent's FOR SALE board.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

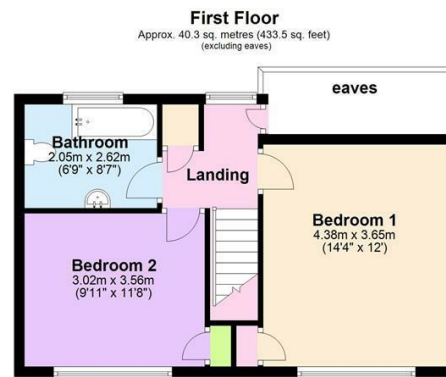
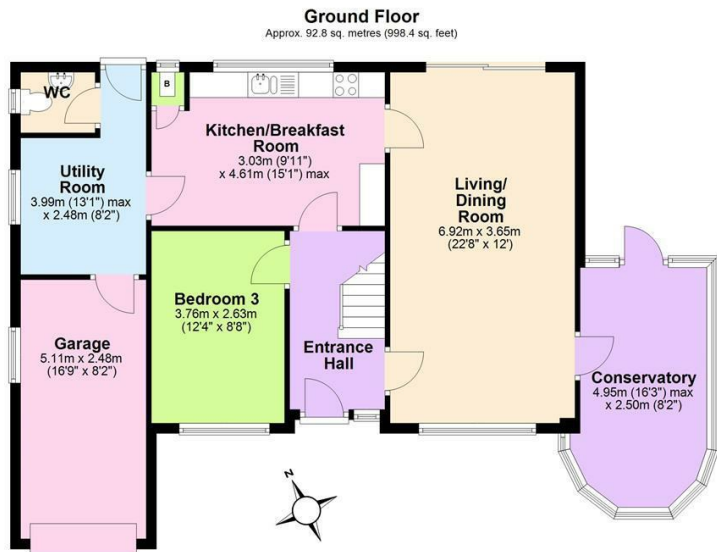
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 133.0 sq. metres (1431.9 sq. feet)
33 Poplar Road, Clehonger, Hereford

EPC Rating: C Hereford Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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